



DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1338 Date Received: 4/5/19
Street Address of Proposed Application: 42 South Main St.
Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____
Application Fee: \$350.00 Surcharge Fee: 860.00 Affidavit Fee: \$20

Applicant's Interest in Property: Tenant/Occupant

Brief Description of Proposed Activity: To add the service of alcoholic drink and food
as an adjunct to the primary function of viewing motion pictures or performing art.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Blueback Square LLC

Connecticut Cinema Investments LLC

Record Owner's Name
65 Memorial Road

Applicant's Name
14951 N. Dallas Pkwy, Ste 300

Street
West Hartford CT 06107
City State Zip

Street
Dallas TX 75254
City State Zip

860-882-0678
Telephone #

972-993-1553
Telephone #

Contact Person:

Michael Pease, Esq.
Name

316 Main Street
Street

Farmington CT 06032
City State Zip

860-676-4830
Telephone #

Catherine A. Paulsen
Applicant's Signature

[Signature]
Signature of Owner/Authorized Agent

mpease@peaseanddoriolaw.com
Email Address





Cinepolis
42 South Main Street, West Hartford, Connecticut
Special Use Permit Application

General Information:

Cinepolis is a leading world class cinema exhibitor that is seeking to provide food and alcoholic beverages to its patrons as an adjunct to the primary function of viewing motion pictures on premises. The goal is to enhance the viewing and entertainment experience for its movie going patrons. Cinepolis has been operating with this concept for over six (6) years and have twenty-one (21) cinema locations in the United States and sixteen (16) locations have alcohol service. Alcoholic beverage sales do not exceed 50% of the gross food sales.

Renovations:

Cinepolis is currently undergoing renovation of its premises in two (2) phases. Phase I consists of renovation of existing auditoriums, resulting in a reduction of seats as follows: 1,077 existing seats to 379 proposed seats. Interior finishes within auditoriums renovated as well. Phase II consists of renovation of existing lobby, kitchen, promenade and concessions, consisting of increased kitchen capacity, addition of bar, vestibule at entry and new interior finishes throughout.

Special Use Permit Application:

Cinepolis desires to obtain a Special Use Permit permitting the sale of alcoholic beverages as an adjunct to its primary function of viewing motion pictures in order to make application to the State of Connecticut Department of Consumer Protection Division of Liquor Control ("DLC") for a Restaurant/Cafe Liquor Permit with the exact class of permit to be determined by the DLC based upon review of the proposed menu of food offerings.

Operational Standards and Protocol:

Hours of General Operation: Monday through Sunday 10:00 a.m. to 12:00 p.m.
Alcoholic beverages will only be served in the manner and at the times permitted under Connecticut State Law and Section 45-1 of the Town of West Hartford Municipal Code. Cinepolis adheres to and embraces its role as responsible server of alcoholic beverages. Cinepolis maintains a rigorous safe server training program and utilizes TIPS and similar alcoholic beverage service training programs for its employees. Cinepolis employees will ensure that all alcoholic beverages are sold and delivered in accordance and full compliance with Connecticut State Law and the municipal ordinances of the Town of West Hartford.

Plans and Theater Seating:

Training: Cinepolis provides training to all employees, both at the time of hire and on an ongoing basis in the proper service of alcoholic beverages. Cinepolis maintains an alcoholic beverage service protocol in order to insure proper and legal service to any

patron seeking to purchase an alcoholic beverage. A copy of the Cinepolis Service Protocol is attached.

Menu Offerings:

Food Offerings: To be provided as set forth in a representative menu from Cinepolis-Pacific Palisades (copy attached).

Alcoholic Beverage Offerings: Beer, wine and spirits (including craft cocktails) to be provided as set forth in a representative menu from Cinepolis-Pacific Palisades (copy attached).

Hours of Operation:

Cinepolis will be serving alcoholic beverages no later than the hours of sale permitted under Section 45-1 of the Town of West Hartford Municipal Code.

Live Entertainment:

Cinepolis recognizes that prior to providing live entertainment or DJ's, application must be made and approval obtained for an entertainment license with the West Hartford Police Department.

CINEPOLIS – WEST HARTFORD

OPERATIONAL CONTROL PLAN

1. There will be a manager on the premises and on duty at all times alcohol is available for sale.
2. All auditoriums have fixed seats available for each patron with the exception of open spaces reserved for patrons utilizing wheelchairs. There will be no open spaces within theater auditoriums allowing for patron standing or dancing during film showings.
3. All alcohol beverages must be sold and served from the bar and/or designated concession stand registers. There will be no mobile bars or alcohol service carts within theater auditoriums.
4. The bar and/or concession stands will remain open for the purchase of food and non-alcohol beverages during all times alcohol beverages are available for purchase.
5. All patrons wishing to purchase alcohol will present valid identification for inspection demonstrating they are above the age of 21 at the time of purchase.
6. If a patron appears underage and is consuming alcohol, an employee will ask to verify ID again. Any minor found with an alcoholic beverage will have the beverage removed immediately and the minor will be required to leave the premises.
7. Any patron found to have given alcohol to a minor will be required to leave the premises immediately.
8. Alcohol will be sold no later than a half-hour before the end of the last movie.
9. Containers used to serve alcohol will be plastic vessels and clearly distinguishable from those used to serve non-alcoholic beverages.
10. A container of alcohol will have no more than 16 ounces of beer, 12 ounces of wine or 1.5 ounces of distilled spirits.
11. Signage will be posted near exits indicating that alcohol beverages are not permitted beyond the exits of the theater premises.
12. Staff will visually monitor the theater at least twice during every movie in an effort to monitor patron behavior.
13. Employees will receive training on patron removal procedures for any patron who appears intoxicated or who is found or suspected of violating this plan.
14. Employees will receive training on which types of identification will be accepted and on determining the validity of identification (forged, altered, counterfeit, expired).
15. The applicant understands and acknowledges that this Operational Control Plan details required procedures that are necessary for daily operations and are required in order to maintain the continued privilege of holding an alcohol beverage license. The applicant agrees that both the local and state police may inspect the licensed premises for compliance with these agreed upon operational procedures.

Applicant



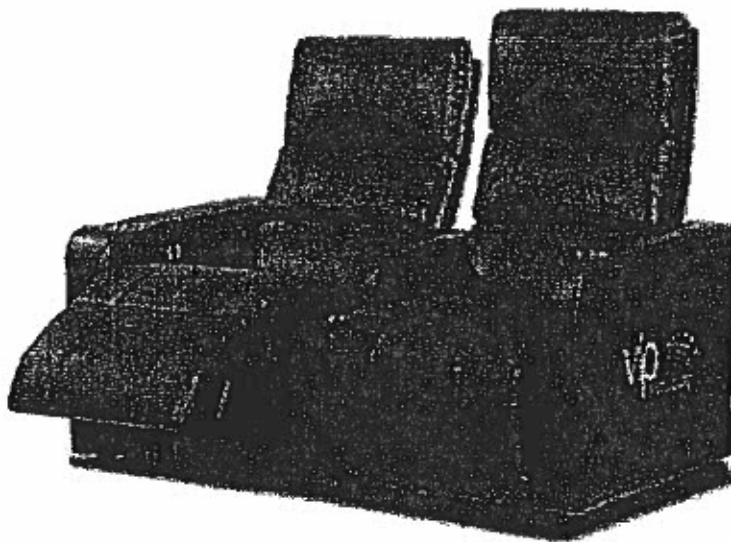
QUOTE CONFIRMATION

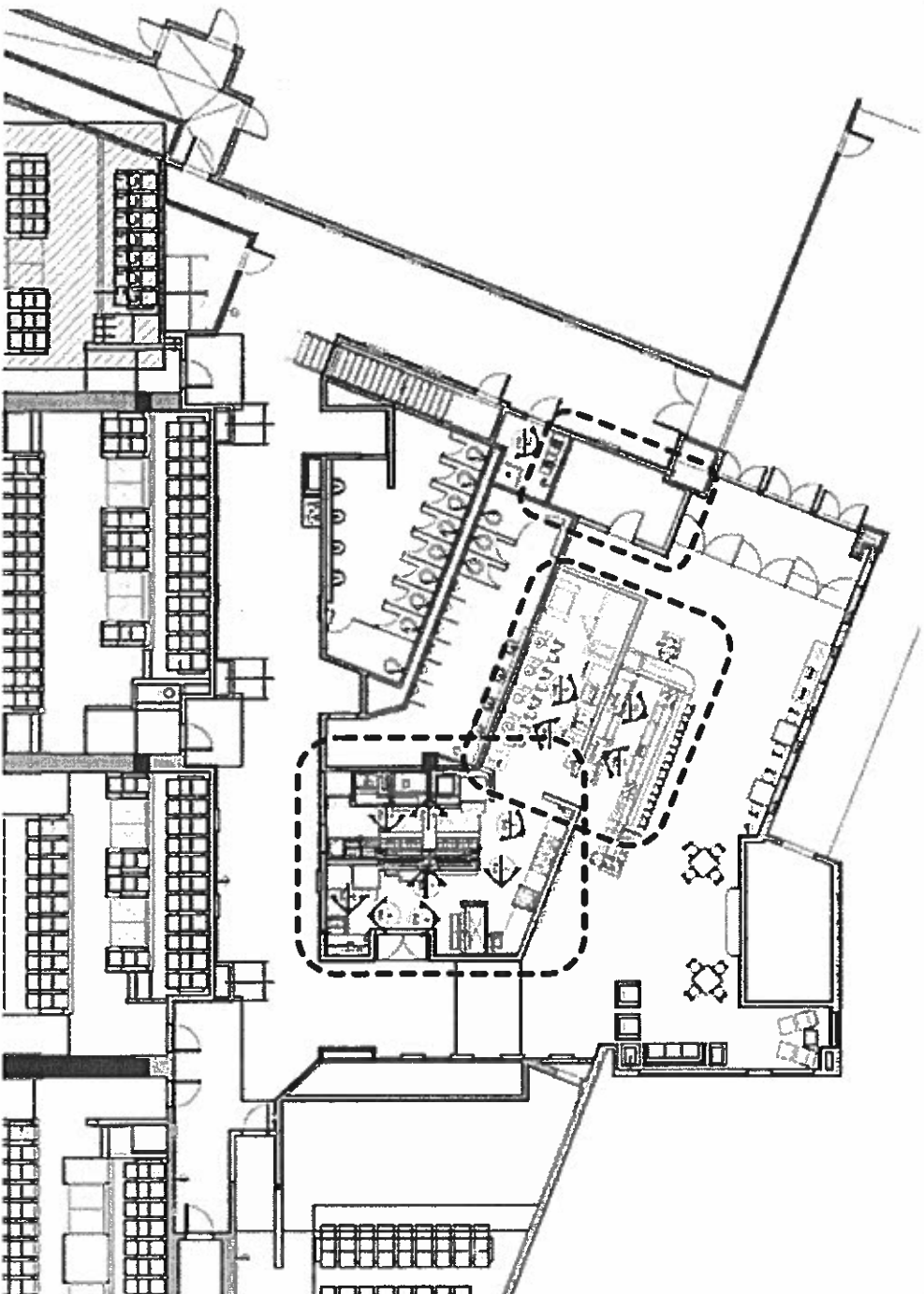
Cinepolis - Matrix 400 Series

~~October 23, 2018~~

January 25, 2019

Adam





- ▶ Managers office remains
- ▶ Beverage station integrated to kitchen
- ▶ Barcessions becomes a bar



▶ **UPDATED VERSION**